081.A	0001	0016.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	584,600 /	584,600
USE VALUE:	584,600 /	584,600
ASSESSED:	584,600 /	584,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		GLENBROOK LN, ARLINGTON

OWNERSHIP

Unit #: 16

Owner 1:	HORN GEORGE D
Owner 2:	
Owner 3:	
Street 1:	2 GLENBROOK LN UNIT 16
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUTOKOWKI JOSEPHINE A/ ESTATE -
Owner 2:	-
Street 1:	2 GLENBROOK LN UNIT 16
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1987, having primarily Clapboard Exterior and 2286 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	584,600			584,600
Total Card	0.000	584,600			584,600
Total Parcel	0.000	584,600			584,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 255.73 | /Parcel: 255.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 146568
GIS Ref
GIS Ref
Insp Date: 11/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 081.A-0001-0016.0

!6614!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	573,700	0	.		573,700	573,700	Year End Roll	12/18/2019
2019	102	FV	564,800	0	.		564,800	564,800	Year End Roll	1/3/2019
2018	102	FV	511,000	0	.		511,000	511,000	Year End Roll	12/20/2017
2017	102	FV	455,000	0	.		455,000	455,000	Year End Roll	1/3/2017
2016	102	FV	455,000	0	.		455,000	455,000	Year End	1/4/2016
2015	102	FV	366,000	0	.		366,000	366,000	Year End Roll	12/11/2014
2014	102	FV	346,900	0	.		346,900	346,900	Year End Roll	12/16/2013
2013	102	FV	346,900	0	.		346,900	346,900		12/13/2012

PRINT

Date	Time
12/10/20	21:22:07

LAST REV

Date	Time
11/18/19	11:05:38

danam

USER DEFINED

Prior Id # 1:	146568
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6614

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUTKOWSKI JOSEP	70883-472		4/18/2018	Estate/Div	525,000	No	No		
RUTKOWSKI MARK	68527-389		12/5/2016	Convenience	99	No	No		
RUTKOWSKI JUN	68526-420		12/5/2016	Convenience	99	No	No		
RUTKOWSKI JOSEP	51477-396		7/24/2008	Family	99	No	No		
	17599-592		11/1/1986		199,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6052																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	C - Corner View
Total Units:	
Floor:	1 - 1st Floor
% Own:	4.761899948
Name:	37 - 6052

DEPRECIATION

Phys Cond:	GD - Good	15. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	15.4 %

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.76246721
Const Adj.:	1.00000000
Adj $ / SQ:	186.804
Other Features:	38300
Grade Factor:	1.10
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691023
Depreciation:	106417
Depreciated Total:	584605

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	277.40
Special Features:	0	Val/Su Net:	255.73
Final Total:	584600	Val/Su SzAd	255.73

SKETCH

UnSketched SubAreas:
GLA: 2286,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,286	186.800	427,035
Net Sketched Area:		2,286	Total:	427,035
Size Ad	2286	Gross Are	2286	FinArea 2286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

081.A-0001-0016.0

IMAGE

AssessPro Patriot Properties, Inc